

GREENVILLE CO. S. C.
SEP 16 10 53 AM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of September 1980, between the Mortgagor, Douglas M. Paxton and Katherine A. Paxton (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

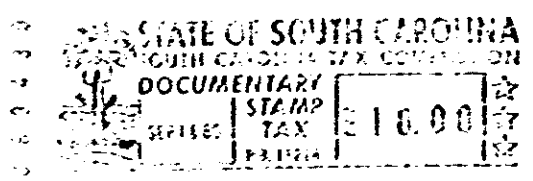
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2005

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina:

ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, in the County of Greenville, State of South Carolina, situate, lying and being on the West side of North Harrison Bridge Road, being shown as a ten (10) acre tract on a plat entitled "Property of D. Michael Paxton" dated Sept. 7, 1980, and having, according to said plat the following metes and bounds, to wit: BEGINNING at an iron pin on the West side of North Harrison Bridge Road, joint front corner of the within described property and that now or formerly of Turner and running thence N 85-34 W, 1090.46 feet to an iron pin; thence S 22-55 W, 178.41 feet to an iron pin; thence N 81-41 W, 500 feet to an iron pin; thence N 4-58 E, 400.94 feet to an iron pin; thence S 81-14 E, 556.48 feet to an iron pin; thence S 6-29 W, 27.48 feet to an iron pin; thence S 85-34 E, 1090.46 feet to an iron pin on North Harrison Bridge Road; thence with the approximate center of said road, S 5-09 W, 200 feet to the point of BEGINNING; said plat being recorded in the RMC Office for Greenville County in Plat Book 8-E at Page 83.

This being the identical property conveyed to mortgagors herein by deed of Thomas J. Wilson and Doris B. Wilson dated September 12, 1980 recorded in the RMC Office for Greenville County of even date herewith in Deed Book 1133 at Page 734.

Said property is subject to any and all easements, restrictions, zoning ordinances and rights-of-way of record and/or appearing on the ground.



which has the address of Route 2, Harrison Bridge Road Simpsonville (City) S. C. 29681 (State and Zip Code) (herein "Property Address"):

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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